WORLD FAMOUS RESTAURANT SALE/LEASEBACK INVESTMENT OPPORTUNITY

LOCATED IN HISTORIC OLD TOWN TEMECULA

DO NOT DISTURB TENANT

OFFERING MEMORANDUM

ICONIC Swing Inn CAFE - ESTABLISHED RESTAURANT

CBRE

28676
OLD TOWN FRONT STREET
TEMECULA, CA

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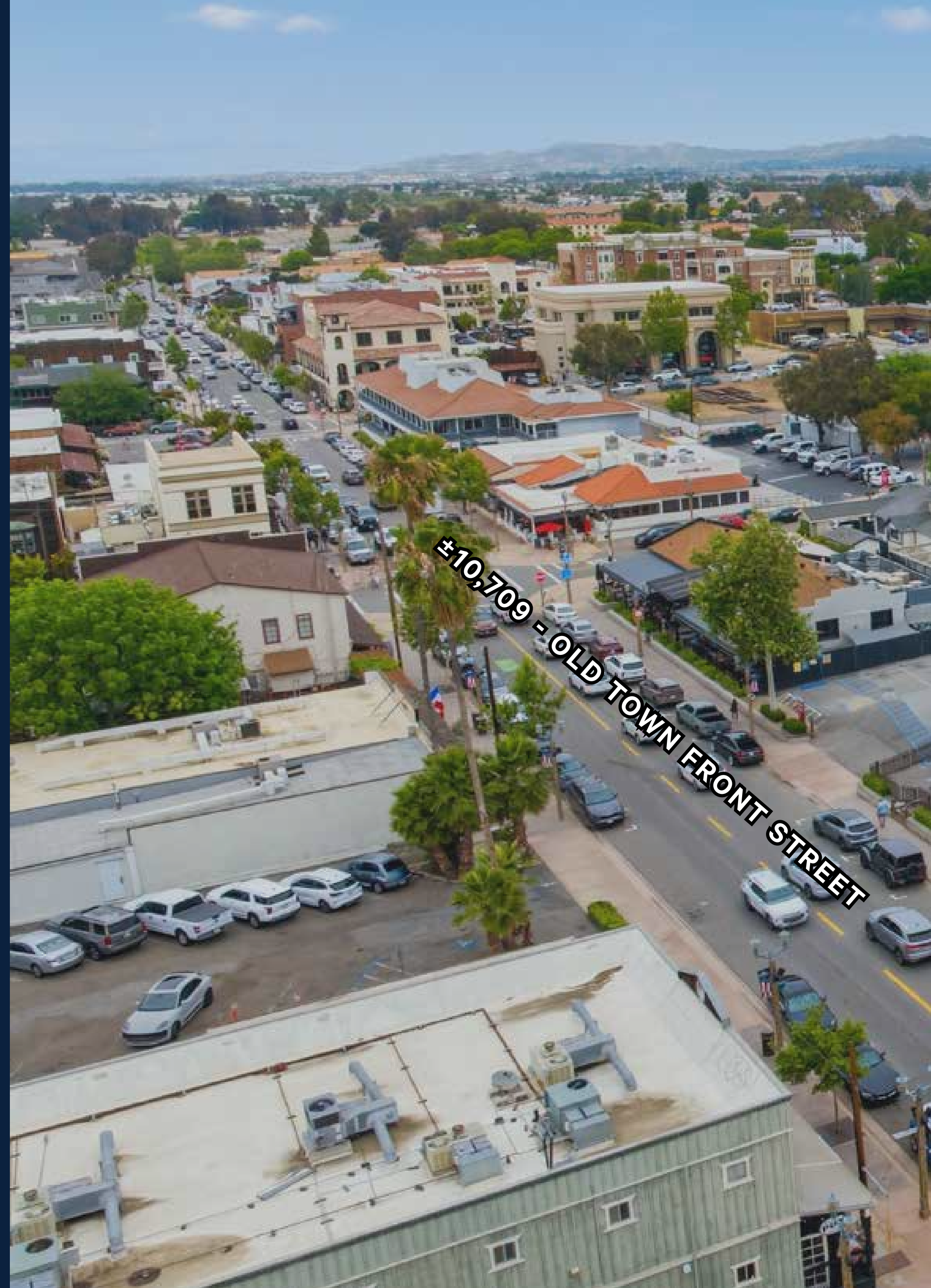
CBRE




Temecula
TOWN HALL
Swing Inn
CAFE
3RD STREET


±35,676 - RANCHO CALIFORNIA ROAD
INTERSTATE
15
±178,761
Temecula
CIVIC CENTER
BURGER DEN
Denny's
eat
MMG
TEXAS LIL'S
CRUSH & BREW
COIN-OP
blackbird
SMALL BARN
4TH STREET
±3,174 - MERCEDES STREET
Public Parking Garage
OLD TOWN TEMECULA COMMUNITY THEATER
THE PRESS ESPRESSO
RODEO CAFE
Public House
1909
GAUCHO GRILL
±10,709 - OLD TOWN FRONT STREET
±1,185 - MAIN STREET
TEMECULA OLIVE OIL COMPANY
Swing Inn CAFE
3RD STREET
PUB
Proposed Hotel
Luke's ON FRONT

EXECUTIVE SUMMARY

The Offering

We are pleased to offer for sale the Swing Inn Cafe & BBQ, located at 28676 Old Town Front Street, Temecula, CA 92590. The property features a 3,067 square foot restaurant, includes a 1,386 square foot patio, 663 square foot Out Room, and a 500 square foot liquor room on ±0.25 acres.

Currently, the Seller is finalizing a Lot Line Adjustment to establish the restaurant as a separate parcel. As part of this sale, the seller, operating as Swing Inn Cafe and BBQ, will enter into a 10-year single-tenant net lease agreement for the premises, commencing upon the close of escrow.

- Trophy Old Town Temecula location with strong visibility on a hard corner
- Established local restaurant in continuous operation since 1927
- High traffic tourism and restaurant corridor
- Strong regional draw with award-winning Texas-style BBQ
- Abundant public parking in Old Town
- Proven restaurant concept with strong social media presence
- Tenant has 4.5 Star rating with over 2,700 reviews on Google
- Approximately $500,000 in recent renovations and upgrades were made to the restaurant

28676 Old Town Front Street
Temecula, CA 92590
77' Feet of Frontage Proposed with New Lot Line Adjustment

Offering Price:
- Unpriced
- Fee Simple Ownership

±4,230 Total Building Size:
- ±3,067 SF Restaurant
- ±500 SF Liquor Room
- ±663 SF Out Room
- ±1,386 SF Patio (Not included in GLA)

±0.25 AC | ±10,800 SF Lot Size

100% Leased:
Single Tenant Net Lease

Long Term Lease:
10-Year Lease Term from COE

PROPERTY HIGHLIGHTS

IRREPLACEABLE LOCATION:

- Over 3.4 million visitors are attracted to Temecula Valley every year and “Old Town” is a primary visitor hub. It is a blend of the Old West character with modern retail, entertainment and dining.
- Temecula Valley Tourism generates over $1B annually in economic activity

STABLE INVESTMENT:

- The restaurant has operated since 1927.
- Seller will sign and personally guaranty a new NNN lease.
- Proven sales history and growth by current operator.

ABSOLUTE NET LEASED INVESTMENT WITH ESTABLISHED TENANT:

- The Seller & Operator of the restaurant is the World Famous actor Dean Norris of the hit series “Breaking Bad” and his wife.
- Buyer will have zero maintenance responsibilities.

HIGH TRAFFIC | EXCELLENT VISIBILITY

Major Commercial Thoroughfare:

- Old Town Front Street .... ±10,709 Cars per day
- I-15 Freeway............................... ±178,761 Cars per day

Swing Inn Cafe & BBQ is a family-owned and operated restaurant that has been serving Temecula since 1927, offering hearty home-style breakfast and award-winning Texas-style craft BBQ, smoked on location. Located in the heart of Old Town Temecula, patrons can enjoy their meal in its historic building, built in 1927, or on its dog-friendly patio.

Originally called Mother’s Cafe when it opened in 1927, the restaurant took on the name Swing Inn Cafe before 1955, when it was attached to a motel with a porch swing out front. This charming history adds to its appeal in Old Town Temecula.

Actor, Dean Norris, who has lived in Temecula for over 22 years, saw an opportunity to preserve a local landmark, Swing Inn Cafe, when it became available for sale. He and his wife purchased the restaurant to keep it local and invest in the community, aiming to preserve its rich history while adding modern touches.

WWW.SWINGINNCAFE.COM

ENJOY AUTHENTIC OLD TOWN TEMECULA

LEASE ABSTRACT

Primary Term

Year	Start Date	End Date	NOI/Year	Increase
Year 1	Upon COE	TBD	$450,000	NA
Year 2	TBD	TBD	$463,500	3%
Year 3	TBD	TBD	$477,405	3%
Year 4	TBD	TBD	$491,727	3%
Year 5	TBD	TBD	$506,479	3%
Year 6	TBD	TBD	$521,673	3%
Year 7	TBD	TBD	$537,324	3%
Year 8	TBD	TBD	$553,443	3%
Year 9	TBD	TBD	$570,047	3%
Year 10	TBD	TBD	$587,148	3%

Option to Extend Period Four (4) Five Year Options

Periods	Start Date	End Date	NOI/Year
Option 1	TBD	TBD	Same Terms
Option 2	TBD	TBD	Same Terms
Option 3	TBD	TBD	Same Terms
Option 4	TBD	TBD	Same Terms

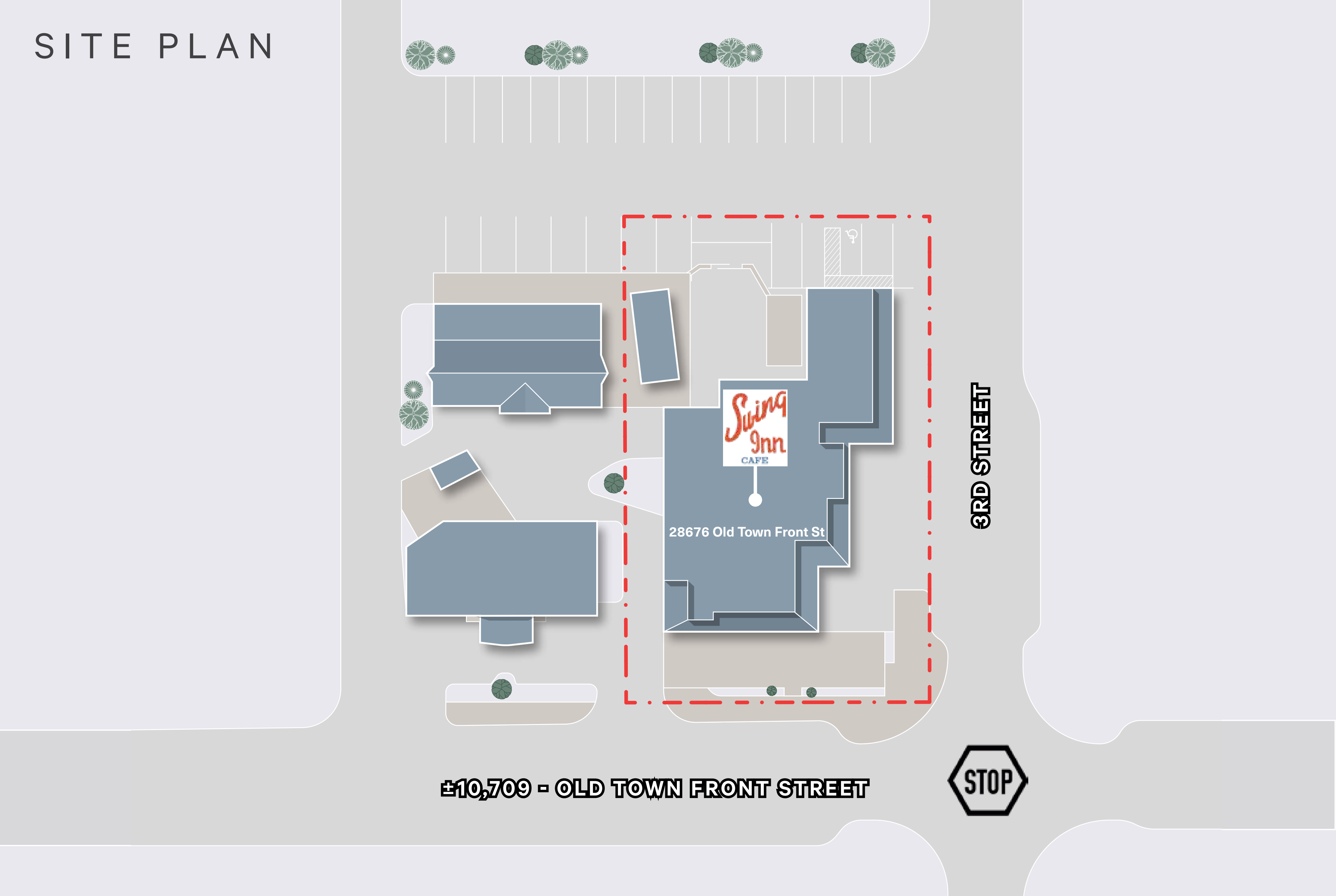
Lease Information

Tenant	Front Street Holdings
Lease Guarantor	Personal Guarantee for the initial term only
Rentable Square Feet	±4,230 Square Feet
Rent Commencement	Upon Close of Escrow
Initial Lease Term	Ten (10) Years
Renewal Options	Four (4) Five (5) Year Options
Option Rent	Same Terms as Initial Lease

Lease Responsibilities

Property Taxes	Tenant
Property Insurance	Tenant
Utilities	Tenant
Roof & Structure	Tenant
Building Systems	Tenant
Janitorial	Tenant
HVAC	Tenant

SITE PLAN

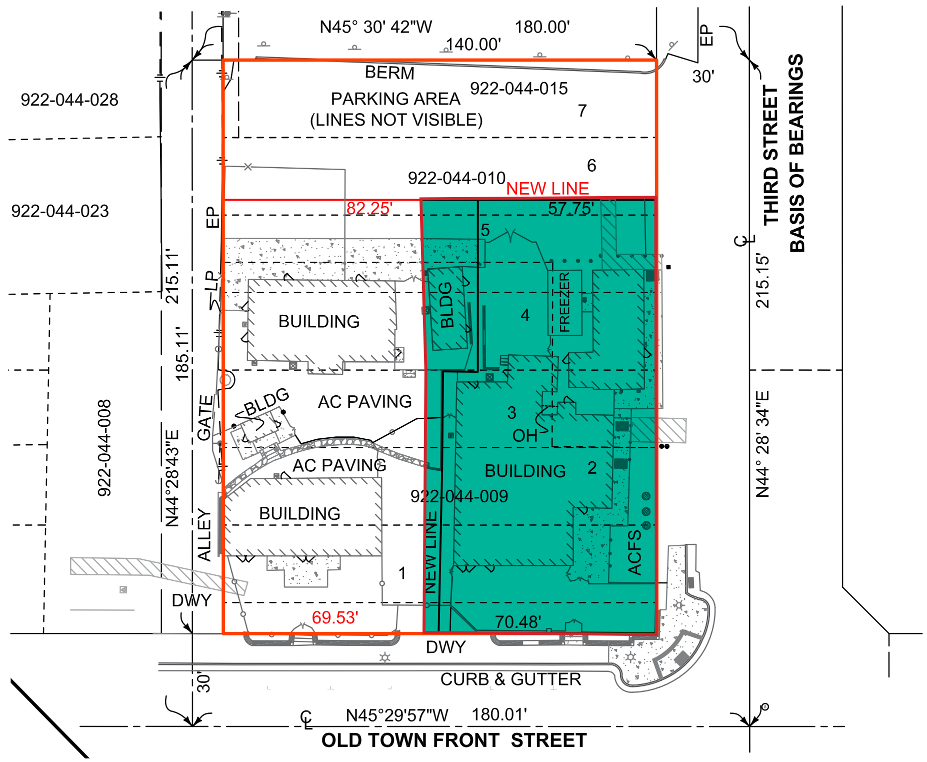


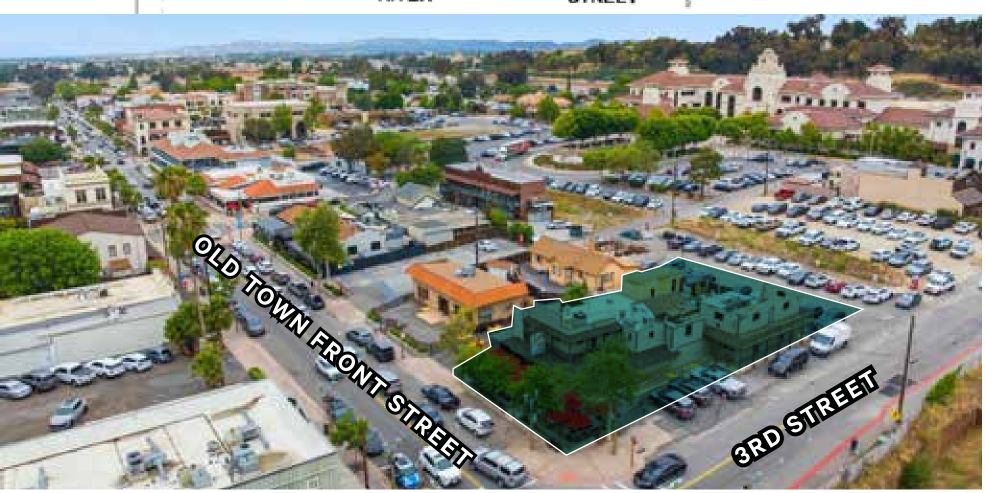
This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant reverenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

CURRENT ASSESSORS MAP

APN: 922-044-009-00

PROPOSED NEW LOT LINE ADJUSTMENT





AREA OVERVIEW

Redfin Home Value Index for Temecula:

$751,000 | Up 4.5% YoY

www.redfin.com/city/19701/CA/Temecula/housing-market

TEMECULA, CA

$145,738
TEMECULA HOUSEHOLD INCOME

444,396
SW RIVERSIDE COUNTY POPULATION

6,282
TEMECULA BUSINESS

Located in the heart of Southern California's Inland Empire, Temecula has emerged as one of the region's premier destinations for business, tourism, dining, and lifestyle. Positioned strategically between San Diego, Orange County, Los Angeles, and Palm Springs, Temecula offers exceptional regional accessibility along the Interstate 15 corridor, making it a highly desirable location for both residents and businesses.

Known as Southern California Wine Country, Temecula attracts millions of annual visitors with its award-winning wineries, luxury resorts, championship golf courses, entertainment venues, and vibrant culinary scene. The region's tourism industry generates more than $1 billion annually and continues to experience strong growth, reinforcing Temecula's reputation as a major hospitality and lifestyle destination.

Temecula's thriving economy is supported by a highly educated and affluent demographic base, with a median household income exceeding $140,000 and a rapidly growing population. The city combines a strong local consumer market with a steady influx of regional visitors drawn to Wine Country, Old Town Temecula, and year-round events and entertainment.

Old Town Temecula serves as the cultural and commercial centerpiece of the city, blending historic charm with modern dining, retail, nightlife, and entertainment experiences. The district has become a major draw for both locals and tourists, creating strong foot traffic and sustained demand for hospitality, retail, and mixed-use commercial properties.

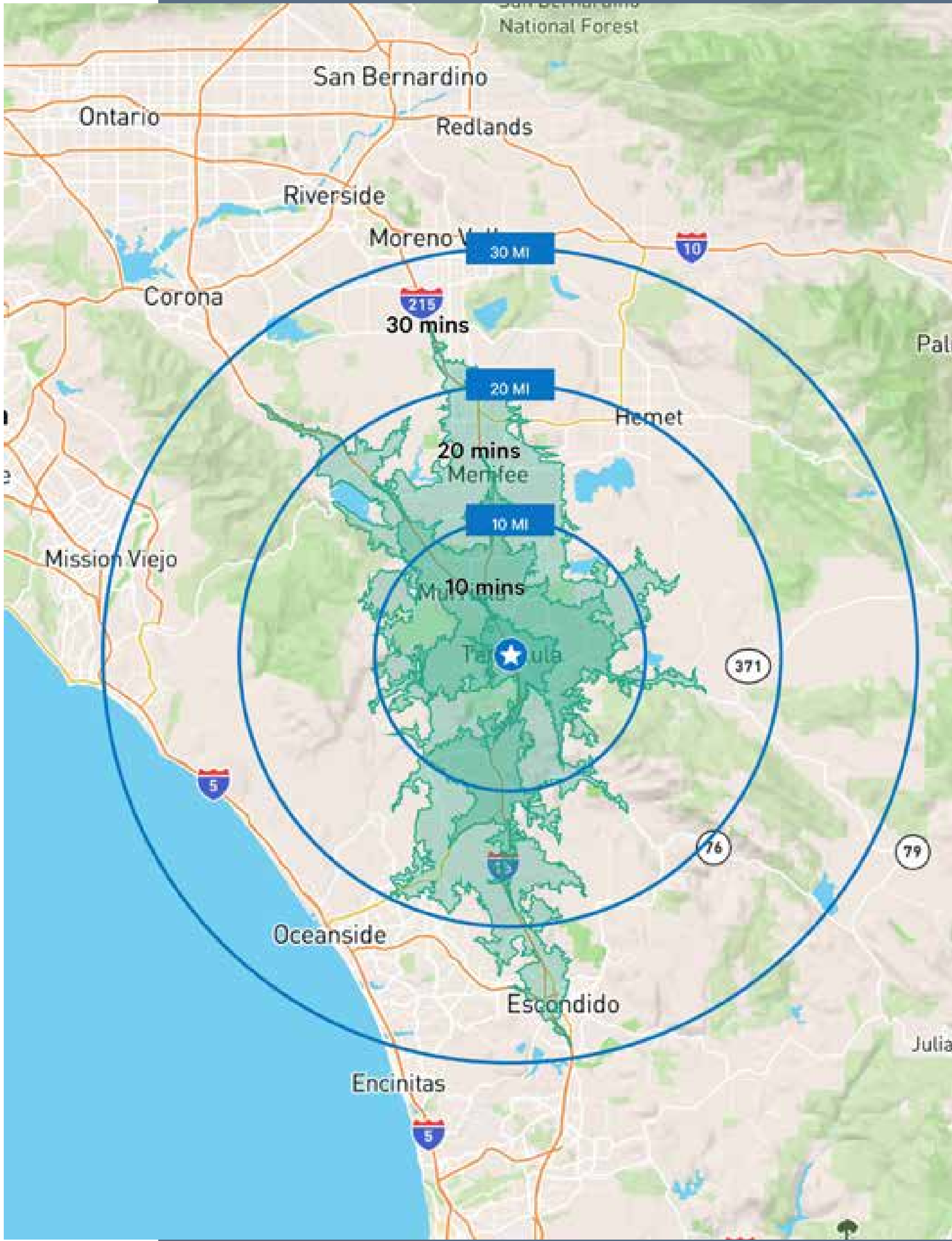
In addition to its tourism appeal, Temecula continues to attract investment across healthcare, advanced manufacturing, professional services, and agritourism sectors. The city is recognized for its business-friendly environment, quality schools, master-planned communities, and exceptional quality of life, making it one of Southern California's most dynamic and sought-after markets for commercial real estate investment.

Temecula stands at the crossroads of Southern California growth, tourism, and opportunity, where Wine Country charm meets a thriving commercial market.

GOAT & VINE
Swing Inn
CAFE
Luke's
ON FRONT
PUB
OLD TOWN TEMECULA
COMMUNITY THEATER
Public House
RODEO CAFE
GAUCHO GRILL
blackbird
THE PRESS
ESPRESSO
1909
CRUSH & BREW
TEMECULA
OLIVE OIL
COMPANY
MMG
COIN-OP
BOTTEGA ITALIA
SMALL BARN
BAKESHOP
THE
Crafted Scone
& ESPRESSO
eat
±10,709 - OLD TOWN FRONT STREET

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	10-MIN DRIVE TIME	20-MIN DRIVE TIME	30-MIN DRIVE TIME
PLACE OF WORK			
2025 Businesses	6,342	14,644	26,467
2025 Employees	51,122	110,539	213,967
POPULATION			
2025 Population - Current Year Estimate	66,008	345,566	832,911
2030 Population - Five Year Projection	67,417	356,873	853,863
HOUSEHOLDS			
2025 Households - Current Year Estimate	22,834	112,681	268,091
2030 Households - Five Year Projection	23,679	117,901	277,994
HOUSEHOLD INCOME			
2025 Average Household Income	$135,603	$144,700	$135,453
2030 Average Household Income	$147,156	$158,332	$149,540
HOUSING VALUE			
2025 Median Value of Owner Occ. Housing Units	$657,627	$670,359	$658,549
2025 Average Value of Owner Occ. Housing Units	$711,249	$731,354	$721,918
HOUSING UNITS			
2025 Housing Units	23,941	117,911	281,253
DAYTIME POPULATION			
2025 Daytime Population	102,005	334,187	728,023
Daytime Workers	68,156	148,360	274,669
Daytime Residents	33,849	185,827	453,354



"VERY WALKABLE"

Most errands can be accomplished on foot.

WALK SCORE 82

TRANSIT SCORE 23

BIKE SCORE 52

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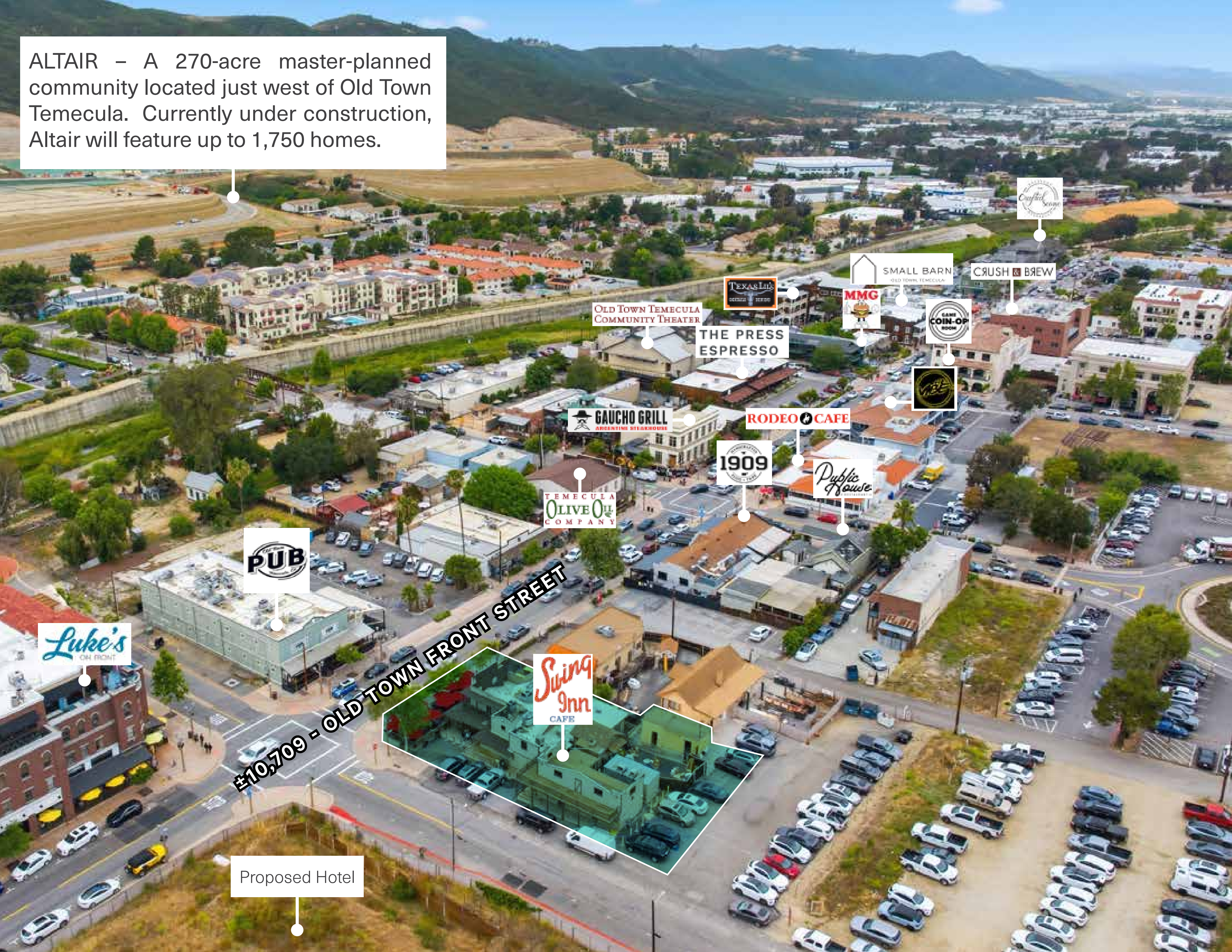
ALTAIR – A 270-acre master-planned community located just west of Old Town Temecula. Currently under construction, Altair will feature up to 1,750 homes.
SMALL BARN
CRUSH & BREW
Texas Lil's
MMG
Old Town Temecula Community Theater
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